004.0	0005	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	968,600 / 968,600
					USE VALUE:	968,600 / 968,600
					ASSESSED:	968,600 / 968,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106	-108	VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILLER DAVID J
Owner 2:	
Owner 3:	
Street 1:	PO BOX 64
Street 2:	
Twn/City:	CANTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02021 Type:

PREVIOUS OWNER

Owner 1:	SABATINO ROSE/ LIFE ESTATE -
Owner 2:	-
Street 1:	238 WASHINGTON STREET
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2913 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5097.000	510,300		458,300	968,600
Total Card	0.117	510,300		458,300	968,600
Total Parcel	0.117	510,300		458,300	968,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.57 | /Parcel: 332.5

Legal Description

User Acct 4293

GIS Ref

GIS Ref

Insp Date 08/26/17

Entered Lot Size

Total Land:

Land Unit Type:

!458!

PREVIOUS ASSESSMENT

Parcel ID 004.0-0005-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	510,400	0	5,097.	458,300	968,700	968,700	Year End Roll	12/18/2019
2019	104	FV	419,400	0	5,097.	487,000	906,400	906,400	Year End Roll	1/3/2019
2018	104	FV	419,400	0	5,097.	355,200	774,600	774,600	Year End Roll	12/20/2017
2017	104	FV	369,500	0	5,097.	309,400	678,900	678,900	Year End Roll	1/3/2017
2016	104	FV	369,500	0	5,097.	263,500	633,000	633,000	Year End	1/4/2016
2015	104	FV	328,800	0	5,097.	257,800	586,600	586,600	Year End Roll	12/11/2014
2014	104	FV	328,800	0	5,097.	212,000	540,800	540,800	Year End Roll	12/16/2013
2013	104	FV	342,300	0	5,097.	201,700	544,000	544,000		12/13/2012

PRINT

Date	Time
12/10/20	16:15:08

LAST REV

Date	Time
09/26/19	13:20:09

apro

458

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SABATINO ROSE/	69709-391		8/1/2017		935,000	No	No		
SABATINO ROSE,	58869-393		4/11/2012	Convenience	1	No	No		
	10546-463		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2015	1660	Manual	2,252					
6/15/2005	491	Re-Roof	9,831					
9/26/2003	831	Siding	17,500					REPL W/ VINYL SIDI
10/7/1999	703	Wood Dec	2,000					DECK
8/20/1999	543	Alterati	7,500					REMODEL 3RD FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2017	MEAS&NOTICE	HS	Hanne S
1/27/2009	Meas/Inspect	189	PATRIOT
8/25/2005	Inspected	BR	B Rossignol
3/10/2004	External Ins	BR	B Rossignol
1/26/2000	Inspected	264	PATRIOT
1/14/2000	Missed Appt.	263	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	264	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	4293
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5097		Sq. Ft.	Site		0	80.	1.12	1									458,326						458,300	

Total AC/HA: 0.11701 | Total SF/SM: 5097 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 458,326 | Spl Credit | Total: 458,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05076337
Const Adj.:	0.98000199
Adj $ / SQ:	175.058
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693299
Depreciation:	183031
Depreciated Total:	510268

COMMENTS

3ROOMS IN UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
1	7	2	M
Totals			
2	13	4	

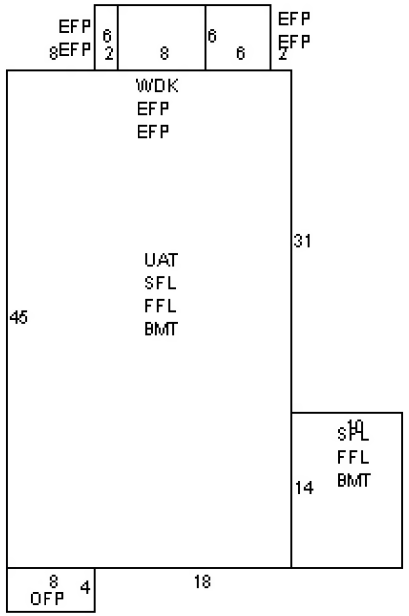
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.06
Special Features:	0	Val/Su Net:	113.53
Final Total:	510300	Val/Su SzAd	194.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,310	52.520	68,798
FFL	First Floor	1,310	175.060	229,325
SFL	Second Floor	1,310	175.060	229,325
UAT	Upper Attic	293	134.790	39,427
EFP	Enclos Porch	192	40.580	7,791
WDK	Deck	48	15.680	753
OFP	Open Porch	32	43.120	1,380
	Net Sketched Area:	4,495	Total:	576,799
Size Ad	2620	Gross Are	5372	FinArea 2913

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

004.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: